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9 *York, as trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series*
10 *2007-10*

11 **UNITED STATES DISTRICT COURT**

12 **FOR THE DISTRICT OF NEVADA**

13 THE BANK OF NEW YORK MELLON FKA
14 THE BANK OF NEW YORK, AS TRUSTEE
15 FOR THE CERTIFICATEHOLDERS OF
16 CWABS INC., ASSET-BACKED
17 CERTIFICATES, SERIES 2007-10, a national
18 bank,

19 Plaintiff,

20 vs.

21 MONACO LANDSCAPE MAINTENANCE
22 ASSOCIATION, INC., a Nevada corporation;
23 SATICOY BAY LLC, SERIES 8326
24 STERLING HARBOR, a Nevada limited
25 liability company,

26 Defendants.

27 SATICOY BAY LLC, SERIES 8326
28 STERLING HARBOR,

Counterclaimant,

vs.

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-10,

Counter-defendant.

CASE NO.: 2:17-CV-02061-JAD-DJA

**STIPULATION AND ORDER TO
STAY CASE PENDING
CONCLUSION OF SETTLEMENT
NEGOTIATIONS**

ECF No. 43

1 Plaintiff/Counter-defendant, THE BANK OF NEW YORK MELLON FKA THE
2 BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS
3 INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10, and Defendant/Counterclaimaint
4 SATICOY BAY LLC SERIES 8326 STERLING HARBOR, (collectively, the “Parties”), by
5 and through their respective counsel of record, hereby submit the following Stipulation and
6 Order to stay this litigation.

7 WHEREAS, the parties are engaged in settlement negotiations and seek to reduce
8 litigation fees and costs and conserve both the parties’ and the Court’s time and resources
9 pending a potential resolution of this action.

10 WHEREAS, the Parties further stipulate and agree that no Party that is claiming an
11 interest in 8326 Sterling Harbor Court, Las Vegas, Nevada 89117 (APN: 163-09-313-035) (the
12 “Property”), shall transfer or attempt to transfer such claimed interest in the Property during the
13 pendency of this stay.

14 WHEREAS the parties agree to stay this action in its entirety pending the conclusion of
15 settlement negotiations.

16 WHEREFORE, based upon the foregoing, the stay may be lifted by stipulation of the
17 parties or by motion.

18
19 IT IS SO STIPULATED.

20 DATED this 26th day of November, 2019.

21
22 **THE LAW OFFICES OF MICHAEL F. BOHN, ESQ., LTD.**

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8 *Attorneys for Plaintiff*

9
10 ORDER

11 Based on the parties' stipulation [ECF No. 43] and the ongoing settlement discussions,
12 IT IS HEREBY ORDERED that this action is TEMPORARILY **STAYED for all purposes**
13 **until January 10, 2020.** Prior to that date, the stay may be lifted by stipulation or motion.

14 
U.S. District Judge Jennifer A. Dorsey

15 Dated: December 4, 2019
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